

NO TRANSFER
TAX PAIDWARRANTY DEED
022005

KNOW ALL MEN BY THESE PRESENTS I, Mary Jane McBrady of Falmouth,
County of Cumberland and State of Maine,

in consideration of One Dollar and other valuable consideration
paid by MJM ENTERPRISES, LLC

whose mailing address is: P. O. Box 8204
Portland, ME 04104

the receipt whereof I do hereby acknowledge, do hereby **GIVE,**
GRANT, BARGAIN, SELL AND CONVEY unto the said MJM ENTERPRISES,
LLC, its successors and assigns forever,

Certain lots or parcels of land situated in the Town of
Waterville, County of Kennebec, State of Maine, being shown as
Lots 5, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22,
23, 24, 25, 26, 27, 34, 42, 50, 53, 58, 59, 60, 61, 62, 63, 64,
65, 66, 67, and Lot 68 on a Plan, as revised, entitled "Ridge
Road Development, Waterville, Maine" by A.E. Hodsdon, Consulting
Engineer, Waterville, Maine, which Plan was approved by the
Waterville Planning Board June 13, 1977 and recorded June 22,
1977 in the Kennebec County Registry of Deeds, File No. D-7661-
15.

The above lots are subject to all easements and rights of way of
record, including those granted to the Waterville Sewage District
and the Kennebec Water District.

The above lots are also subject to all restrictions and covenants
of record, including those required by the Maine Department of
Environmental Protection, dated June 8, 1983, recorded in said
Registry of Deeds in Book 2575, Page 93.

Being the same premises conveyed by Deed of Distribution from the
Estate of James A. McBrady to the within Grantor Mary Jane
McBrady, by Deed of Distribution, dated April 5, 2001, to be
recorded in the Kennebec County Registry of Deeds.

res\ridgerd.res

2 *German Law & Title Charters*
P.O. Box 836
Scarborough, ME 04101-0836

66-47 ✓
66-48 ✓
66-49 ✓
66-50 ✓
67-4 ✓
67-20 ✓
67-23 ✓
67-27 ✓
67-28 ✓
67-29 ✓
67-30 ✓
67-31 ✓
67-32 ✓
67-33 ✓
67-34 ✓
67-35 ✓
67-36 ✓
67-37 ✓
67-38 ✓
67-39 ✓
67-40 ✓
67-41 ✓
67-42 ✓
67-46 ✓
67-47 ✓
67-48 ✓
67-49 ✓
67-50 ✓
67-51 ✓
73-42 ✓
73-44 ✓
73-46 ✓
73-47 ✓
73-66 ✓
73-68 ✓

BK 6576 PG 333

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said MJM ENTERPRISES, LLC, its successors and assigns, to it and its use and behoof forever,

AND I do covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises, that the premises are free of all encumbrances except as aforesaid; and that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I shall and will Warrant and Defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS THEREOF, the said Mary Jane McBrady, has hereunto caused this deed to be signed this 5th day of the month of April, 2001

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

Patricia E. Nelson
WITNESS

Mary Jane McBrady
Mary Jane McBrady

STATE OF MAINE
COUNTY OF Cumberland

April 5, 2001

Then personally appeared the above named Mary Jane McBrady and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Joseph R. Trueworthy
Notary Public

(Typed name of person taking acknowledgment)

RECEIVED KENNEBEC CO.

2001 AUG -6 AM 9:00

WITNESS: Norma Rich
REGISTER OF DEEDS

My Notary Commission expires:

JOSEPH R. TRUEWORTHY
Notary Public, Maine

My Commission Expires November 27, 2004

SEAL

66-47
66-48
66-49
66-50
67-4
67-20
67-23
67-27
67-28
67-29
67-30
67-31
67-32
67-33
67-34
67-35
67-36
67-37
67-38
67-39
67-40
67-41
67-42
67-46
67-47
67-48
67-49
67-50
67-51
73-42
73-44
73-46
73-66
73-68